

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, June 10, 2008

## AGENDA

Peter Minotti, Chairman  
Patricia Brill  
James Grunert  
Stephen R. MacIntyre  
Lawrence Neill  
Rick Page  
Devon Van Vechten  
William Walker, Esquire

### MAIN MEETING ROOM

#### ROLL CALL:

#### PUBLIC HEARING:

#### APPLICATIONS:

**Application No. PB-286      Resubdivision of Lot 301 in the Calkins Road Professional Business Park, Section 3** - For preliminary subdivision approval of proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specifics Zoned District. Tax Account No. 175.11-1-10

#### ROLL CALL:

**MINUTES:**                      May 27, 2008

#### APPLICATIONS:

**Application No. PB-286      Resubdivision of Lot 301 in the Calkins Road Professional Business Park, Section 3** - For preliminary subdivision approval of proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specifics Zoned District. Tax Account No. 175.11-1-10 **(SEQRA)**

**Discussion Items:**              Review of proposed screening of emergency generator at the Legacy Senior Living Facility at 1545 Erie Station Road.

The Town Board has received a request for rezoning of approximately 1.8 acres of land from Residential R-1-15 to Residential R-2-15 to construct a total of twenty-eight (28) unit apartments in two (2) buildings located at 2100 Hylan Drive. The Town Board would like review comments regarding density for this project.

**Note:** Applicants must have a representative available at the time the application is called. If the meeting should run past 12:00 a.m. (midnight), the Chairman may temporarily adjourn the meeting. The meeting will reconvene on **Tuesday, June 17, 2008 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
JUNE 10, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, June 10, 2008 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Patricia Brill  
James Grunert  
Stephen R. MacIntyre  
Lawrence Neill  
M. Rick Page

**MEMBERS ABSENT**

Devon Van Vechten, Vice Chairman

**STAFF PRESENT**

Mark Byrne, Director of Engineering and Planning  
Christopher Martin, Corneles Engineering, Consultant to the Town  
William Walker, Esquire

**STAFF ABSENT**

Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of May 27, 2008, as presented.

On motion of  
James Grunert

Seconded by  
Stephen R. MacIntyre

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. PB-286**

**Resubdivision of Lot 301 in the Calkins Road Professional Business Park, Section 3** – For preliminary subdivision approval of a proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specifics Zoned District. Tax Account No. 175.11-1-10. **(SEQRA)**

The Henrietta Planning Board Declared Lead Agency Status for the purpose of a coordinated SEQRA Review.

On motion of  
Peter Minotti

Seconded by  
Patricia Brill

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

With regard to Application No. PB-286, SEQRA review indicates the Action under consideration is a Type I Action as per Section 617.4 (b)(6)(i). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will not have a significant effect on the environment and that a draft Environmental Impact Statement will not be required.

The Action under consideration is a Final Subdivision Plan Application by Richard LeFrois. It is a Type I Action and will not require a conditioned Negative Declaration. The purpose of this Application is for preliminary/final subdivision approval of a proposed 3 lot resubdivision on approximately 20.882 acres of land located on the west side of Kenneth Drive in an Industrial with Specifics Zoned District. Tax Account No. 175.11-1-10.

All relevant areas of environmental concern were identified. Evaluation and examination were carefully made in relation of the existing conditions versus the proposed site improvements. It has been determined that there will be no adverse environmental effect as a result of the proposed Action.

Peter Minotti therefore made the motion that the Henrietta Planning Board make a Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Lawrence Neill seconded the motion.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

On Motion of  
Patricia Brill

Seconded by  
Stephen R. MacIntyre

A motion for preliminary subdivision approval was made and is subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the

satisfaction of the Director of Engineering/Planning.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

On Motion of  
James Grunert

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board motioned to grant final site plan approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering/Planning.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Discussion Item –**

**Review of proposed screening of emergency generator at the Legacy Senior Living Facility at 1545 Erie Station Road.**

On Motion of  
Peter Minotti

Seconded by  
James Grunert

The Henrietta Planning Board agreed to approve the amended site plan to screen the emergency generator, which was omitted on the original site plan. The fence screening color shall match the main building earth tone color.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

**Discussion Item –**

**Request from the Henrietta Town Board to review the density of the rezoning of approximately 108 acres of land from Residential R-1-15 to Residential R-2-15 to construct a total of twenty-eight (28) unit apartments in two (2) buildings located at 2100 Hylan Drive.**

The Henrietta Planning Board had no negative comments with respect to the rezoning of this parcel.

A motion to adjourn was made by M. Rick Page and passed unanimously at 7:50 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk